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MEMORANDUM

December 21, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 1/16/73

Petition No. Z-2657
Alfred J. Provenzano and
Joseph E. Guarnotta
34 Telegraph Street
South Boston

Petitioner seeks a forbidden use and three variances for a change of occupancy from a one family dwelling to a four family dwelling in an apartment (H-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families not meeting the requirements of lot area, open space and off-street parking is forbidden in an H-1 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf/du	0
Section 17-1. Open space is insufficient.	400 sf/du	185 sf/du
Section 23-1. Off street parking is insufficient.	3 spaces	0

The property, located on Telegraph Street near the intersection of Mercer Street, contains a three story frame structure. The proposed conversion would contribute to overcrowded conditions already existing in this excessively dense residential neighborhood. The structure is unsuitable for multi-family occupancy. No off street parking is provided. The South Boston community strongly opposes the conversion. Recommend denial.

VOTED: That in connection with Petition No. Z-2657, brought by Alfred J. Provenzano and Joseph E. Guarnotta, 34 Telegraph Street, South Boston, for a forbidden use and three variances for a change of occupancy from a one family dwelling to a four family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The proposed conversion would contribute to overcrowded conditions already existing in this excessively dense residential neighborhood. The structure is unsuitable for multi-family occupancy. No off street parking is provided. The South Boston community strongly opposes the conversion.

Board of Appeal Referrals 12/21/72

Hearing Date: 1/9/73

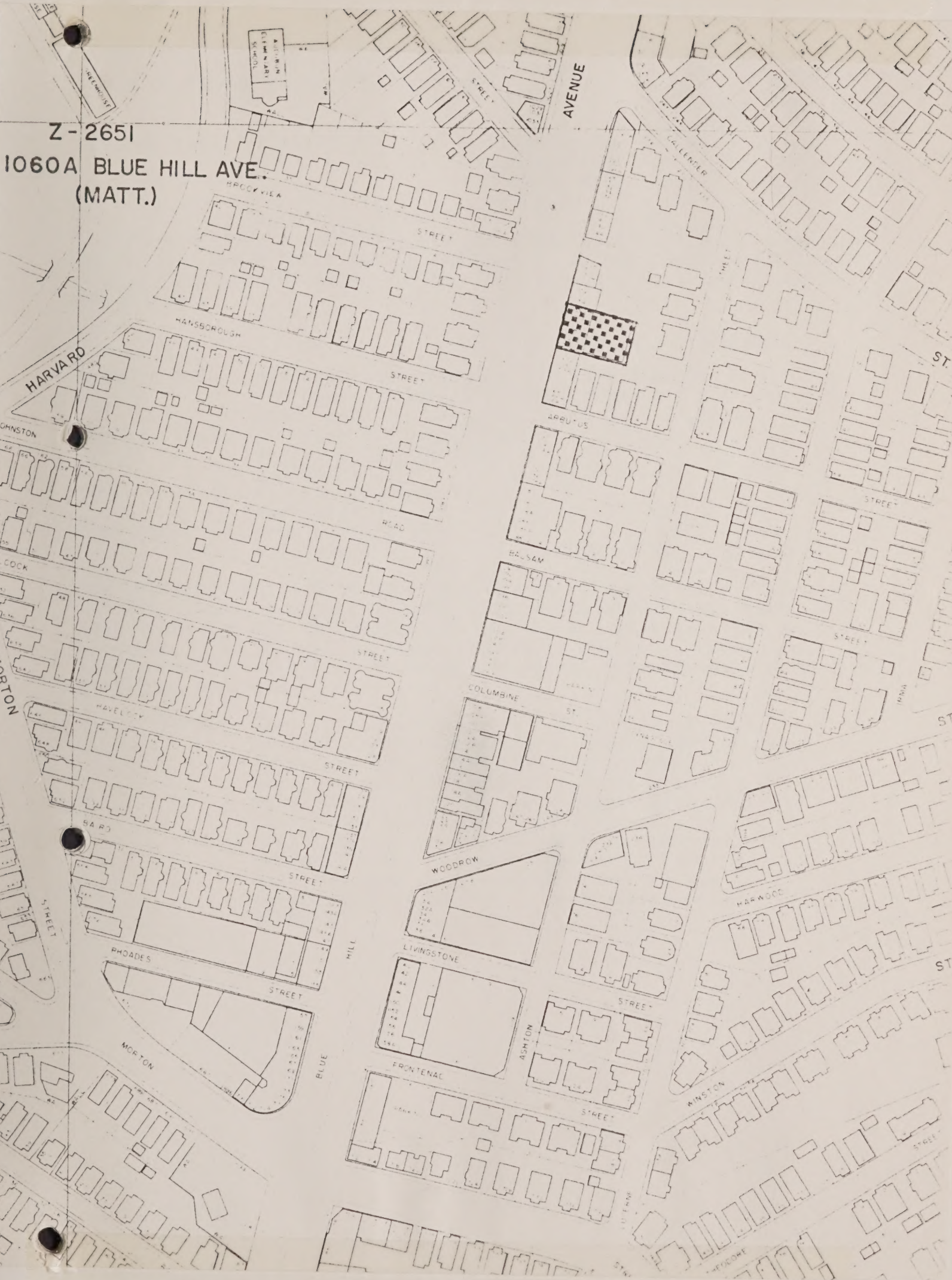
Petition No. Z-2651
Max Sass
1060A Blue Hill Avenue
Mattapan

Petitioner seeks a change in a non-conforming use and a forbidden use for a change of occupancy from stores and bakery to a repair shop garage, office and sale of used cars in a residential (R-.8) district and local business (L-1) district. The proposal violates the code as follows:

Section 8-7. Outdoor sale of used cars is forbidden in an R-.8 district.
Section 9-2. A change in a non-conforming use requires a Board of Appeal hearing.

The property, located on Blue Hill Avenue near the intersection of Arbutus Street, contains a one story masonry structure. The proposal includes the repair of taxi cabs and the sale of eight used cars. The repair garage is already existing. Continuing development of repair facilities, allowed only in manufacturing and industrial districts, creates a deterrent to the upgrading of the local business character of Blue Hill Avenue. There is inadequate space on the lot for the storage of taxis and sale of used cars.
Recommend denial.

VOTED: That in connection with Petition No. Z-2651, brought by Max Sass, 1060A Blue Hill Avenue, Mattapan, for a change in a non-conforming use and a forbidden use for a change of occupancy from stores and bakery to a repair shop garage, office and sale of used cars in a residential (R-.8) and local business (L-1) district, the Boston Redevelopment Authority recommends denial. Continuing development of repair facilities, allowed only in manufacturing and industrial districts, creates a deterrent to the upgrading of the local business character of Blue Hill Avenue. There is inadequate space on the lot for the storage of taxis and sale of used cars.



Z-2651

1060A BLUE HILL AVE.
(MATT.)

Board of Appeal Referrals 12/21/72

Hearing Date: 1/23/73

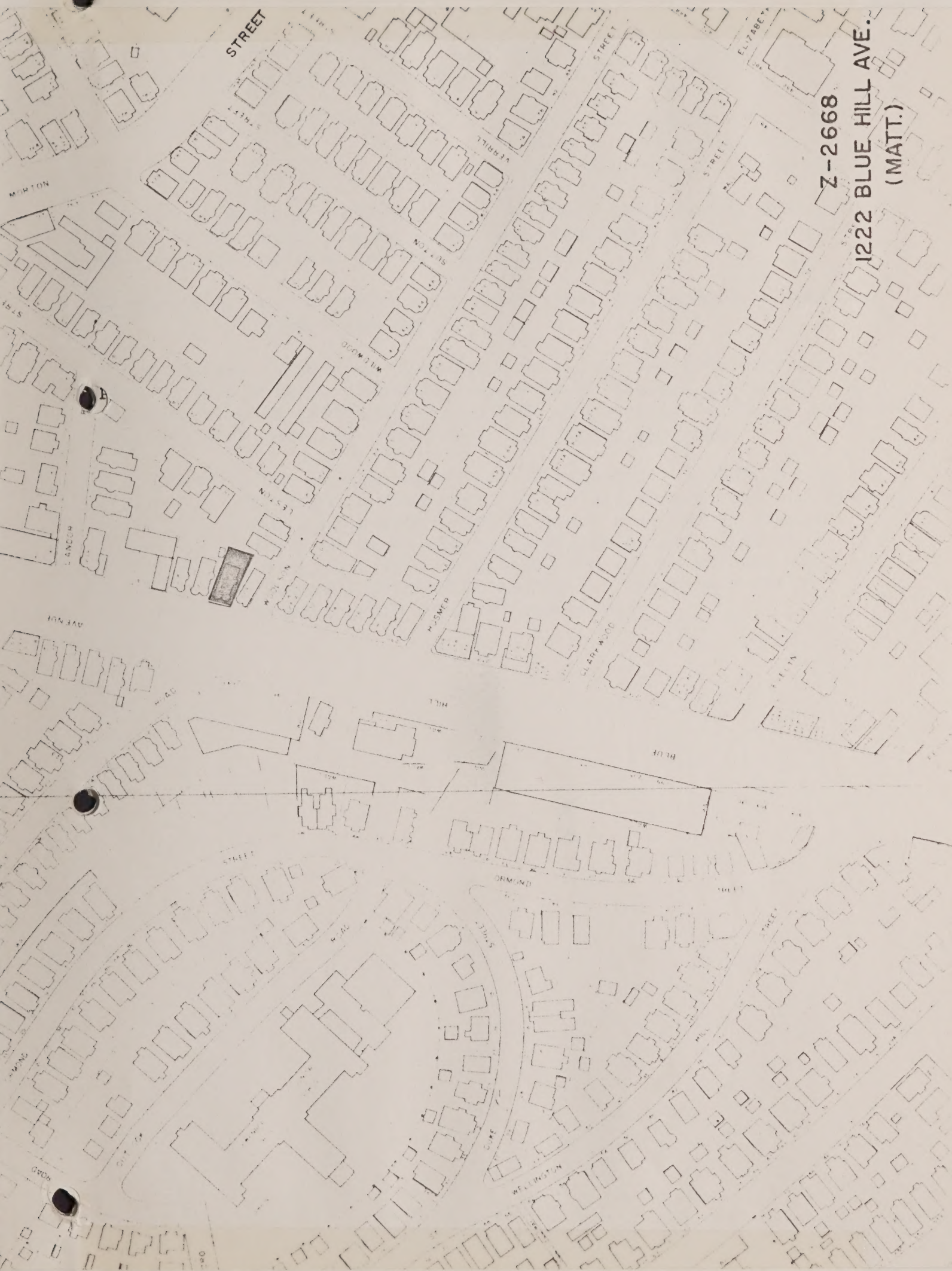
Petition No. Z-2668
James Dennis
1222 Blue Hill Avenue,
Mattapan

Petitioner seeks a forbidden use and three variances for a change of occupancy from a three family dwelling to a four family dwelling in a local business (L-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet one half the requirements of lot area and open space is forbidden in an L-.5 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1500 sf/du	0
Section 15-1. Floor area ratio is excessive.	.5	1.0
Section 17-1. Open space is insufficient.	800 sf/du	318 sf/du

The property, located on Blue Hill Avenue near the intersection of Woolson Street, contains a three story frame structure. Work has been completed and the additional apartment is now existing in the basement. The minimal increase in density will not have an injurious effect on the surrounding commercial - residential neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-2668, brought by James Dennis, 1222 Blue Hill Avenue, Mattapan, for a forbidden use and three variances for a change of occupancy from a three family dwelling to a four family dwelling in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. The minimal increase in density will not have an injurious effect on the surrounding commercial - residential neighborhood.



Z-2668
1222 BLUE HILL AVE.
(MATT.)

Board of Appeal Referrals 12/21/72

Hearing Date: 1/23/73

Petition No. Z-2662

Seymour Ice Cream, Co.

12 Ericsson Street, Dorchester

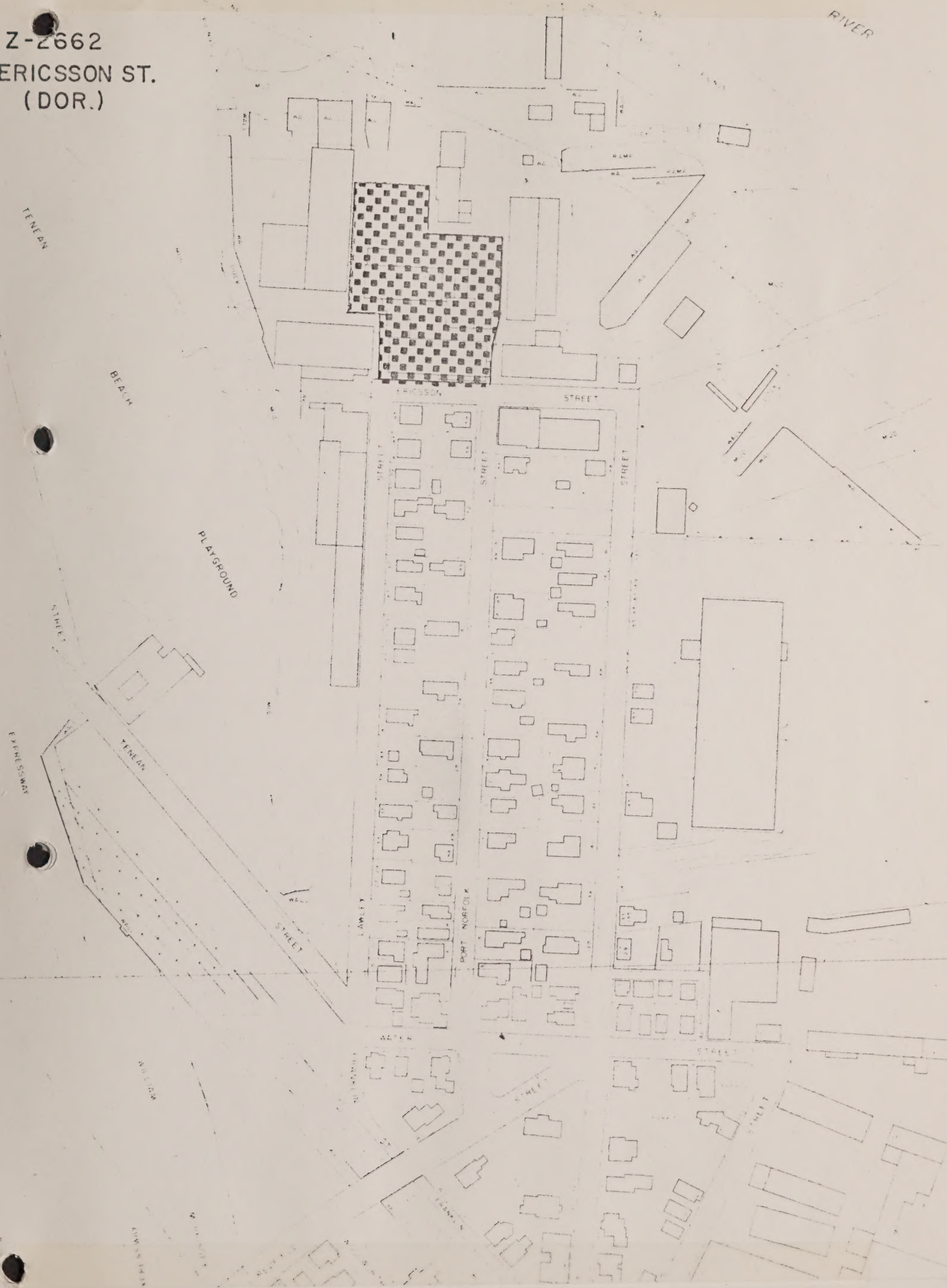
Petitioner seeks a conditional use to erect a one story addition to an ice cream manufacturing plant in a waterfront (W-2) district. The proposal violates the Code as follows:

Section 8-6. An extension of a conditional use requires a Board of Appeal hearing.

The property, located on Ericsson Street near the intersection of Port Norfolk Street, contains a three story masonry structure. A proposed freezer addition will replace an obsolete facility. Proposal complies with required conditions. Recommend approval.

VOTED: That in connection with Petition No. Z-2662, brought by Seymour Ice Cream Co., 12 Ericsson Street, Dorchester, for a conditional use to erect a one-story freezer addition to an ice cream manufacturing plant in a waterfront (W-2) district, the Boston Redevelopment Authority recommends approval. Proposed facility complies with required conditions.

Z-2662
12 ERICSSON ST.
(DOR.)



Board of Appeal Referrals 12/21/72

Hearing Date: 1/23/73

Petitions Nos. Z-2669-2670
Leonard Wojcik
620-622 Dorchester Avenue
South Boston

Petitioner seeks twelve variances to subdivide land in a general business (B-1) district. The proposal violates the code as follows:

<u>620 and 622 Dorchester Avenue</u>		<u>Req'd</u>	<u>Proposed</u>
Section 14-1.	Lot area is insufficient.	5000 sf	1827 sf
Section 14-2.	Lot area for additional dwelling unit is insufficient.	1000 sf/du	0
Section 15-1.	Floor area ratio is excessive.	1.0	2.3
Section 17-1.	Open space is insufficient.	400 sf/du	62 sf/du
Section 20-1.	Rear yard is insufficient.	10 ft.	5 ft.
Section 23-1.	Off street parking is insufficient.	3 spaces	0

The property, located on Dorchester Avenue at the intersection of Gen. William H. Devine Way, contains a three story frame dwelling and a one story concrete block structure. It is proposed to create separate lots for a six family dwelling (1,827 sq. ft.) and a two car garage (1,193 sq. ft.). Petitioner proposes to sell the property, however, the proposed purchaser does not want to acquire the garage. The proposal is unreasonable; six units would be without off-street facilities in an area where curb parking is already congested. Further, the garage lot would be inadequate for any other use.
Recommend denial.

VOTED: That in connection with Petitions Nos. Z-2669-2670, brought by Leonard Wojcik, 620-622 Dorchester Avenue, South Boston, for twelve variances to subdivide land in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. The proposed subdivision is unreasonable; six units would be without off-street facilities in an area where curb parking is already congested. Further, the proposed garage lot would be inadequate for any other use.



Z-2669-70
620-622 DORCHESTER
AVENUE
(S.B.)

Board of Appeal Referrals 12/21/72

Hearing Date: 1/16/73

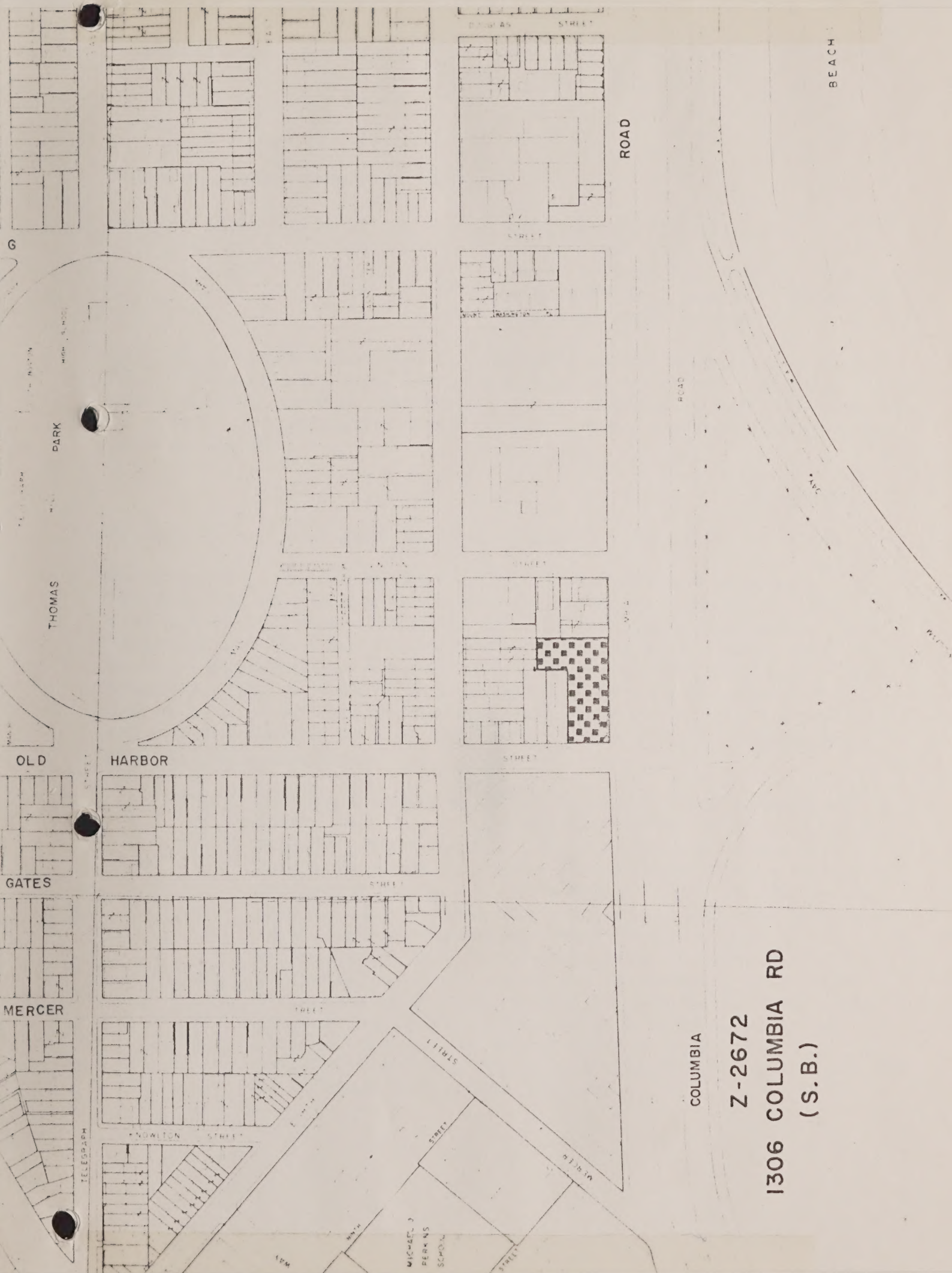
Petition No. Z-2672
Paul Chin
1306 Columbia Road and
122 Old Harbor Street
South Boston

Petitioner seeks a change in a non-conforming use for a change of occupancy from four apartments and club to four apartments and restaurant in an apartment (H-1-50) district. The proposal violates the code as follows:

Section 9-2. A change in a non-conforming use requires a Board of Appeal hearing.

The property, located at the intersection of Columbia Road and Old Harbor Street, contains a three story frame structure. The proposed first floor restaurant would provide a take-out facility. Remodeling plans should be submitted to the Authority for design review. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2672, brought by Paul Chin, 1306 Columbia Road and 122 Old Harbor Street, South Boston, for a change in a non-conforming use to change occupancy from four apartments and club to four apartments and restaurant in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval provided conversion plans are submitted to the Authority for design review.



COLUMBIA

Z-2672
1306 COLUMBIA RD
(S.B.)

BEACH

Board of Appeal Referrals 12/21/72

Hearing Date: 1/30/73

Petition No. Z-2673

Adam - Paul & Co.

Peter D. Gens and Paul A. Hayes

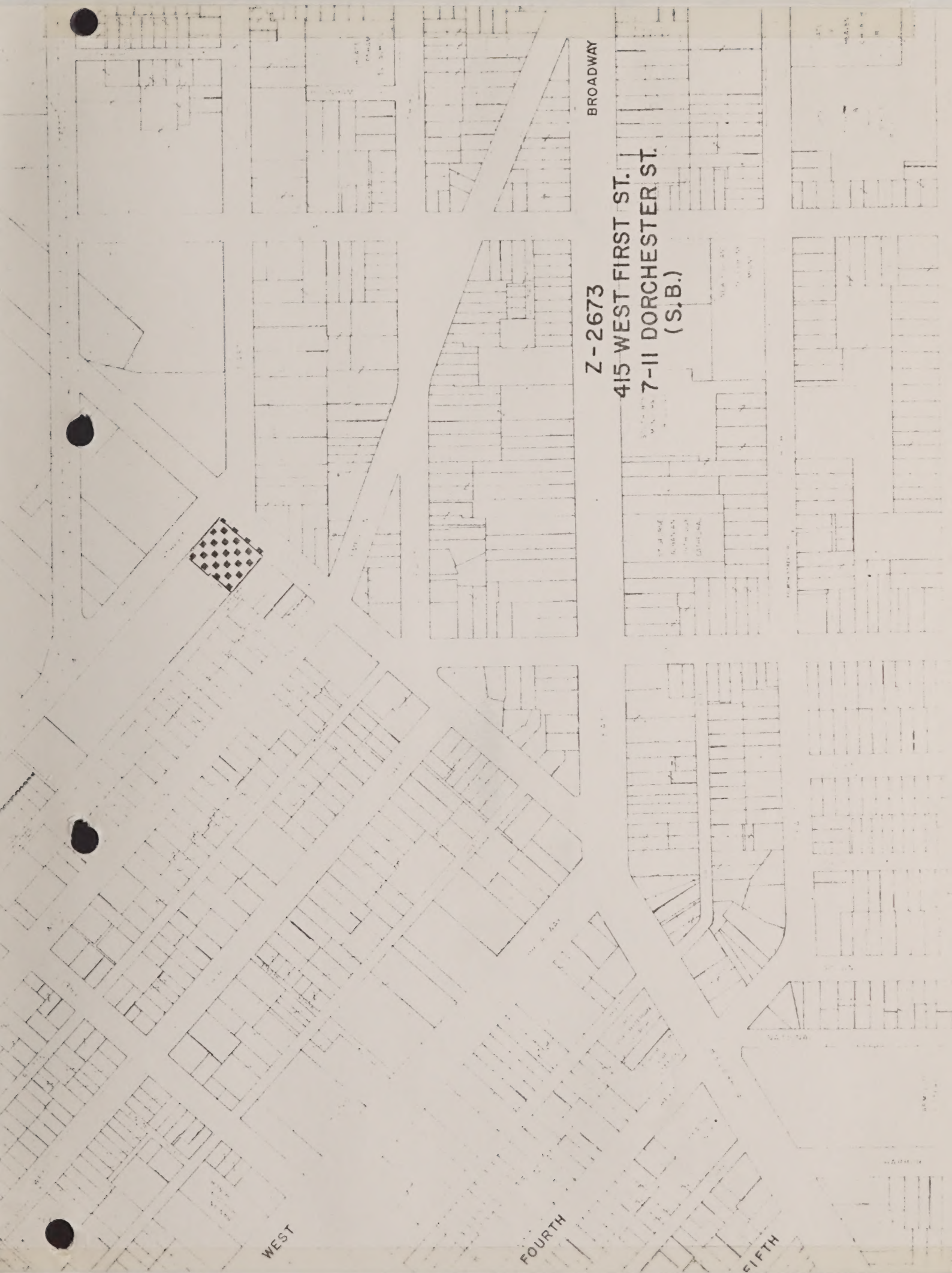
415 West First and 7-11 Dorchester
Streets, South Boston

Petitioner seeks a variance to subdivide land and change occupancy from office, garage and light manufacturing to office, storage, light manufacturing, garage, air conditioning contracting and auto body shop in a light manufacturing (M-1) district. The proposal violates the Code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 20-1. Rear yard is insufficient	12 ft.	5 ft.

The property, bounded by Dorchester, West First and Dresser Streets, contains a one-story masonry structure. Proposed subdivision will create a separate lot for the auto repair shop. The following provisos are recommended: that the auto repair shop hours of operation be limited from 8:00 AM to 6:00 PM Monday through Saturday, with no work on Sunday; that no storage of goods or debris be allowed outside the building; that all repair activities and related parking be confined within the building. Recommend approval with provisos.

VOTED: That in connection with Petition Z-2673, brought by Adam - Paul & Co., 415 West First and 7-11 Dorchester Streets, South Boston, for a variance to subdivide land and change occupancy from office, garage and light manufacturing to office, storage, light manufacturing, garage, air conditioning contracting and auto body shop in a light manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the auto repair shop hours of operation be limited from 8:00 AM to 6:00 PM Monday through Saturday, with no work on Sunday; that no storage of goods or debris be allowed outside the building; that all repair activities and related parking be confined within the building.



BROADWAY

Z-2673

415 WEST FIRST ST.

7-11 DORCHESTER ST.

(S.B.)

WEST

FOURTH

FIFTH

